



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 04/25/2025 1516
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2025-033224

Recording requested by:
Standard Title & Escrow SW LLC

After Recording Return To:
Ronix Holdings LLC
4365 East Pecos Road #108
Gilbert, AZ 85297

Escrow No.: AZ-2025-1111
APN: 210-81-1760

Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations We,

Markee Industries LLC, an Arizona limited liability company (hereafter the
“Grantor”)

Do hereby convey to

Ronix Holdings LLC, an Arizona limited liability company (hereafter the “Grantee”)

The following described property, situate in PINAL COUNTY, ARIZONA:

SEE EXHIBIT “A” ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, right of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record. Grantor warrants the title against all persons whomsoever, subject to the matters set forth above.

SIGNATURE PAGE(S) TO FOLLOW.

Dated this 24 day of April, 2025.

Markee Industries LLC, a Limited Liability Company



Zachary Markee, Manager

~~STATE OF ARIZONA~~ ^{KH} Florida
~~COUNTY OF MARICOPA~~ ^{KH} Manatee

On this 24th day of April, 2025, before me personally appeared Zachary Markee, Manager of Markee Industries LLC, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

Appeared via remote online notarization and produced AZ drivers license as identification



Notary Public

Notarized online using audio-video communication

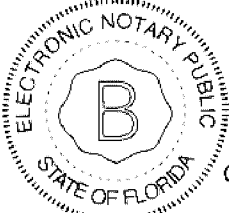
	<p>Kimberly Herrin Electronic Notary Public State of Florida Commission #: HH 439894 Commission Expires: 09/03/2027</p>
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EXHIBIT "A"
Property Description

APN: 210-81-1760

Lot 68, of PARCEL 13 AT CIRCLE CROSS RANCH, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 200 and Affidavit of Correction recorded as 2006-064959 of Official Records

EXCEPTING THEREFROM all coal, oil, gas and other mineral deposits, as reserved in the patent to said land.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-81-1760-0
BOOK MAP PARCEL SPLIT

Does this sale include any parcels that are being split / divided?

Check one: Yes No

How many parcels, other than the Primary Parcel, are included in this sale? 0

Please list the additional parcels below (attach list if necessary):

(1) _____ (3) _____
 (2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Markee Industries LLC
62 E Hazelnut Lane
San Tan Valley, AZ 85140

3. (a) BUYER'S NAME AND ADDRESS:

Ronix Holdings LLC
4365 E. Perros Blvd. #108
Gilbert, AZ 85295

(b) Are the Buyer and Seller related? Yes No

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

1616 West Dugan Drive
San Tan Valley, AZ 85143

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)

Ronix Holdings LLC
4365 E Perros Rd. #108
Gilbert, AZ 85295

(b) Next tax payment due Oct 1, 2025

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. Vacant Land
- b. Single Family Residence
- c. Condo or Townhouse
- d. 2-4 Plex
- e. Apartment Building
- f. Commercial or Industrial Use
- g. Agricultural
- h. Mobile or Manufactured Home
 Affixed Not Affixed
- i. Other Use; Specify: _____

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:

- a. To be used as a primary residence.
- b. To be rented to someone other than a "qualified family member."
- c. To be used as a non-primary or secondary residence.

See reverse side for definition of a "primary residence, secondary residence" and "family member."

8. If you checked e or f in Item 6 above, indicate the number of units:

For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

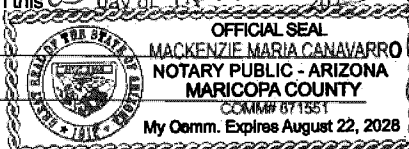
THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller / Agent _____

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 25 day of April, 2025

Notary Public [Signature]
 Notary Expiration Date 8/22/28



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2025-033224
 RECORD DATE 04/25/2025

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a. Warranty Deed
- b. Special Warranty Deed
- c. Joint Tenancy Deed
- d. Contract or Agreement
- e. Quit Claim Deed
- f. Other: _____

10. SALE PRICE: \$ 290,000.00 **00**

11. DATE OF SALE (Numeric Digits): 04 25
Month / Year

12. DOWN PAYMENT \$ 0 **00**

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price)
- b. Barter or trade
- c. Assumption of existing loan(s)
- d. Seller Loan (Carryback)
- e. New loan(s) from financial institution:
 (1) Conventional
 (2) VA
 (3) FHA
 f. Other financing; Specify: Private

14. PERSONAL PROPERTY (see reverse side for definition):

(a) Did the Sale Price in Item 10 include Personal Property that impacted the Sale Price by 5 percent or more? Yes No

(b) If Yes, provide the dollar amount of the Personal Property:

\$ 00 AND

briefly describe the Personal Property: NA

15. PARTIAL INTEREST: If only a partial ownership interest is being sold,

briefly describe the partial interest: NA

16. SOLAR / ENERGY EFFICIENT COMPONENTS:

(a) Did the Sale Price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes No

If Yes, briefly describe the solar / energy efficient components:

NA

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Buyer and seller stated herein

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Signature of Buyer / Agent _____

State of Arizona, County of Maricopa

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Circle Cross Ranch